




McEwan Fraser Legal
Solicitors & Estate Agents
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5/1, 80 Firhill Road

GLASGOW, G20 7AL



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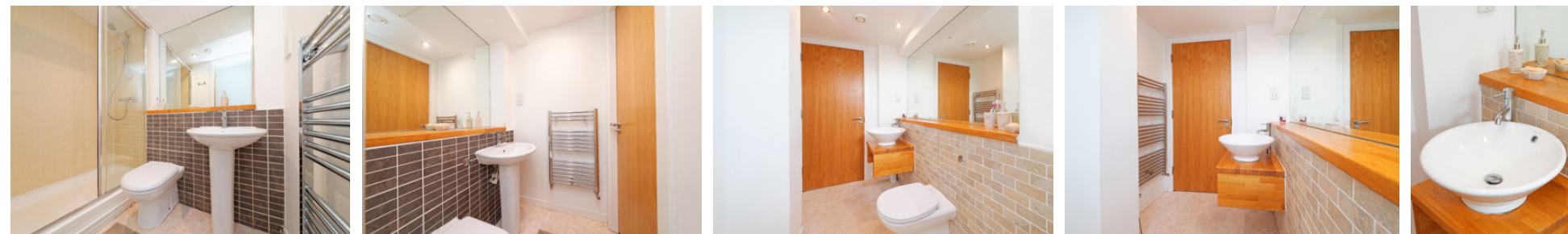
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Location : Firhill Road is well placed and enjoys ready access to the amenities on Maryhill Road and Great Western Road. Excellent public transport links ensure the City Centre and West End are within easy reach. For those travelling by car, the main motorway links are also close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. The West End is full of nightlife, trendy bars, restaurants and cafes offering a fantastic social scene, that is some of the best Glasgow has to offer. The prime location and fantastic value for money make this an increasingly popular spot for all types of buyer.

Property : McEwan Fraser Legal is delighted to present this lovely and very private top floor two double bedroom apartment to the market. As this is the only top floor flat forming part of number 80, you won't be sharing a common close with any immediate neighbours on the same floor. The property also benefits from parking, secure entry system, lift access, gas central heating and double glazing. Internally, the apartment is presented to the marketing in excellent order and would make a fantastic first time buy or sound buy to let investment.

Internal accommodation is centred around a spacious dual aspect kitchen reception which has been designed to offer a bright and engaging room swathed in natural light. The conventional shape and fantastic floor space give great flexibility and will allow a degree of individuality in terms of how the room is utilised. The kitchen comprises an ample range of base and wall mounted units giving excellent prep and storage space. Gas hob, electric oven, hood, fridge freezer and washing machine are all integrated. Alongside this fantastic living space, there are two ample double bedrooms. The master bedroom boasts integrated wardrobes, ample floor space and also enjoys the use of an en-suite shower room. The second bedroom is a very generous double and also boasts an integrated wardrobe. Internal accommodation is completed by a modern master bathroom boasting contemporary tiling and a three piece suite with shower over bath.

This is a superb modern apartment and internal viewing is a must to fully appreciate the property.



SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.20m (17'1") x 4.50m (14'9")
Bedroom 1	5.20m (17'1") x 2.60m (8'6")
Bedroom 2	3.40m (11'2") x 3.40m (11'2")
En-suite	2.10m (6'11") x 1.28m (4'3")
Bathroom	2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m2) : 64 m2 // EPC Rating : C

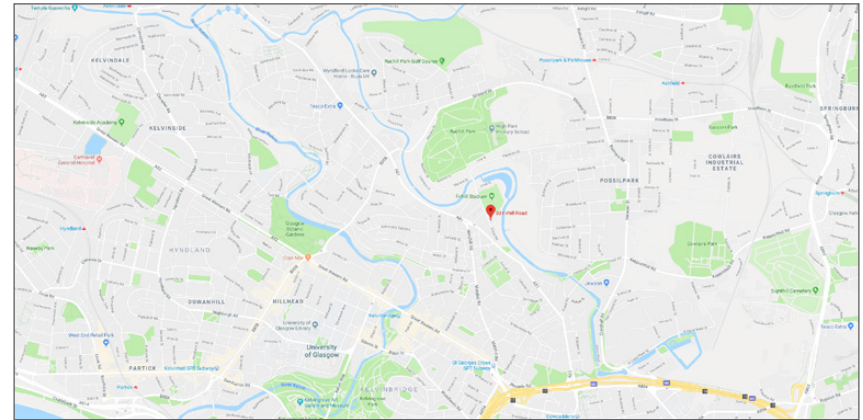


Image credit: <https://www.danceurvey.co.uk/omaps/>

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